

January 11, 2023

# Compliance Scenario and Roadmap:

## Multi-Family Zoning Requirement for MBTA Communities in Dedham

## INTRODUCTION

# Summary of work to date

- Developed scenarios with Town staff
- Presented at 11/9/22 Planning Board meeting
  - Summary of MBTA Communities law
  - Illustrated impact of MBTA Communities compliance on Dedham land use
  - Presented multiple scenarios for compliance
  - Received feedback on scenarios and discussed compliance

# Tonight's meeting

- Refresher on MBTA Communities
- Presentation of preferred scenario, based on feedback from 11/7 meeting
  - Why here?
  - Compliance model output
- Compliance roadmap
- Discussion

# Dedham's MBTA Communities Requirements

- By-right zoning for  $\geq 1,569$  multi-family units
- Overall gross density of zoned units in multi-family district  $\geq 15$  units/acre
- 50% of district area and unit capacity needs to be within a half-mile radius of MBTA stations
- Minimum area of 50 zoned acres
  - At least half (25 acres) contiguous in a single part of town
  - Remaining 25 acres in 5+ acre clusters

# **There are many ways to comply.**

## **Flexibility = decisions to make**

**Dedham has a lot of options for where and how to zone for multi-family housing to meet requirements.**

- Overlays and character zones work, can use multiple zones
- Townhouses count, and two-family if more than 1 building
- It's up to a municipality to account (or not) for an included parcel's likelihood of change

**Dedham has two key decisions to make to comply:**

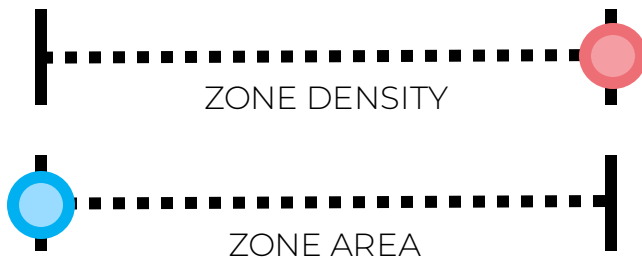
- How dense should compliant multi-family zone(s)/overlay(s) be?
- Where should multi-family zoning be located?

INTRODUCTION TO MBTA COMMUNITIES

## Communities can optimize for area or density:

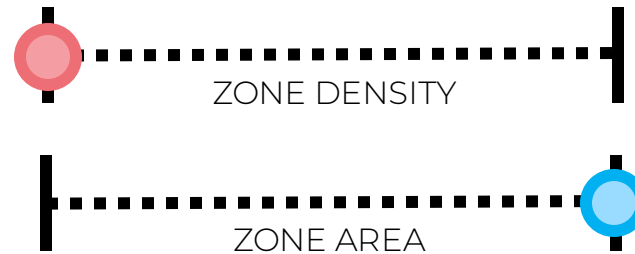
### SMALL AREA

If Dedham were to only zone the **minimum allowed area** for multi-family (50 acres), the zoned district unit density would need to be roughly **30 units/acre**.



### LOW DENSITY

If Dedham were to only zone for the **minimum allowed unit density** (**15 units/acre**), the district would need to be closer to **110 acres**.

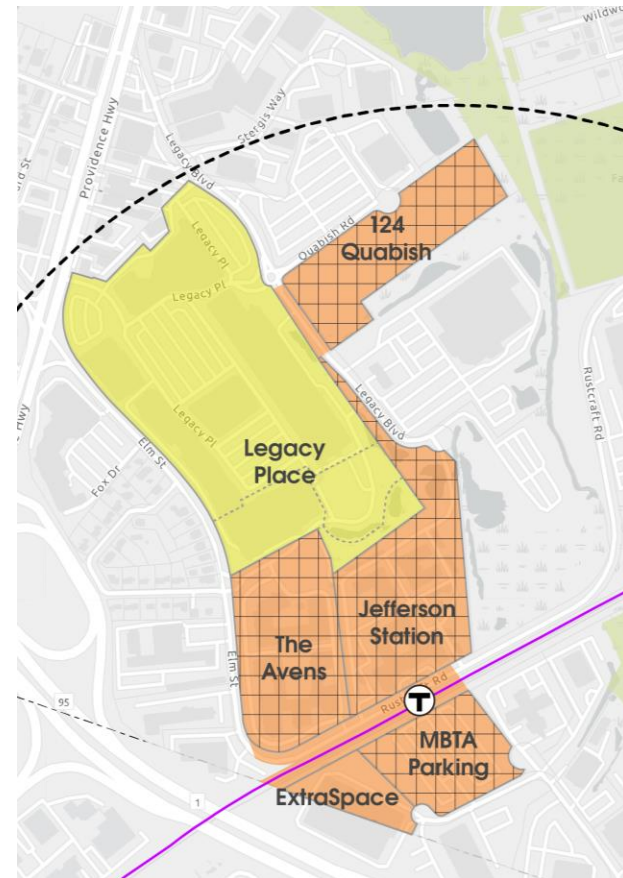
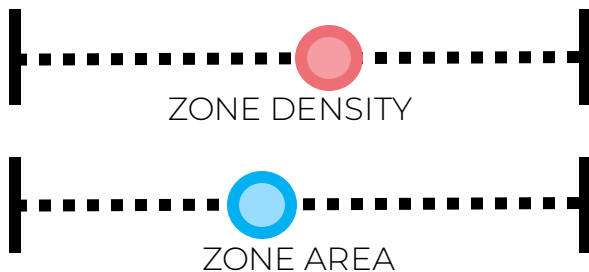


WHY HERE?

The Planning Board articulated a preference for optimizing for small area, with some portion of the proposed scenario zoned for minimum compliant density.

Mostly optimizing for small area, with some compromise:  
Two overlays of varying densities, one at the minimum required density.

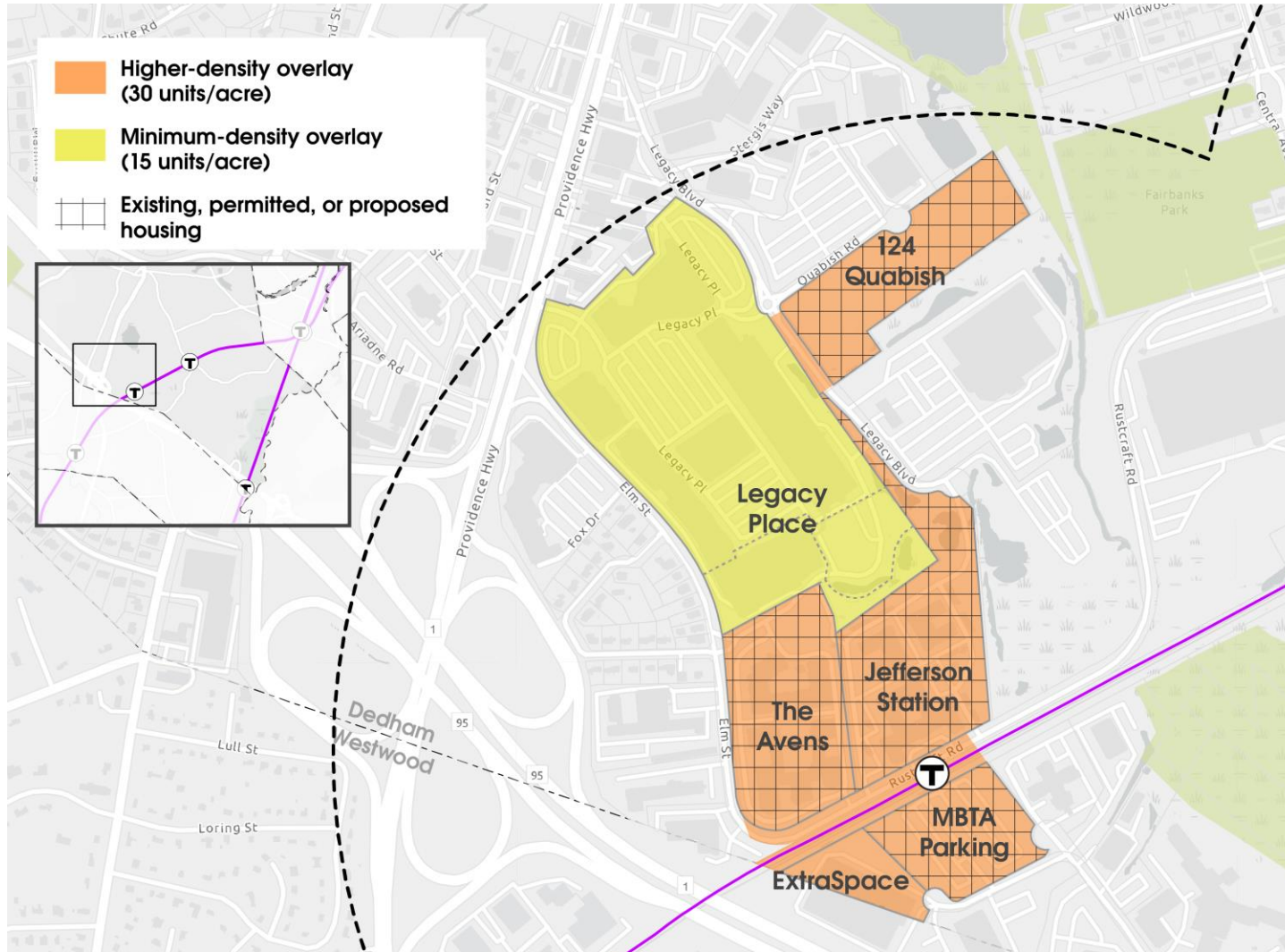
The overlays have an overall density of 22 units/acre, for a total area of 74 acres.



INTRODUCTION TO SCENARIO

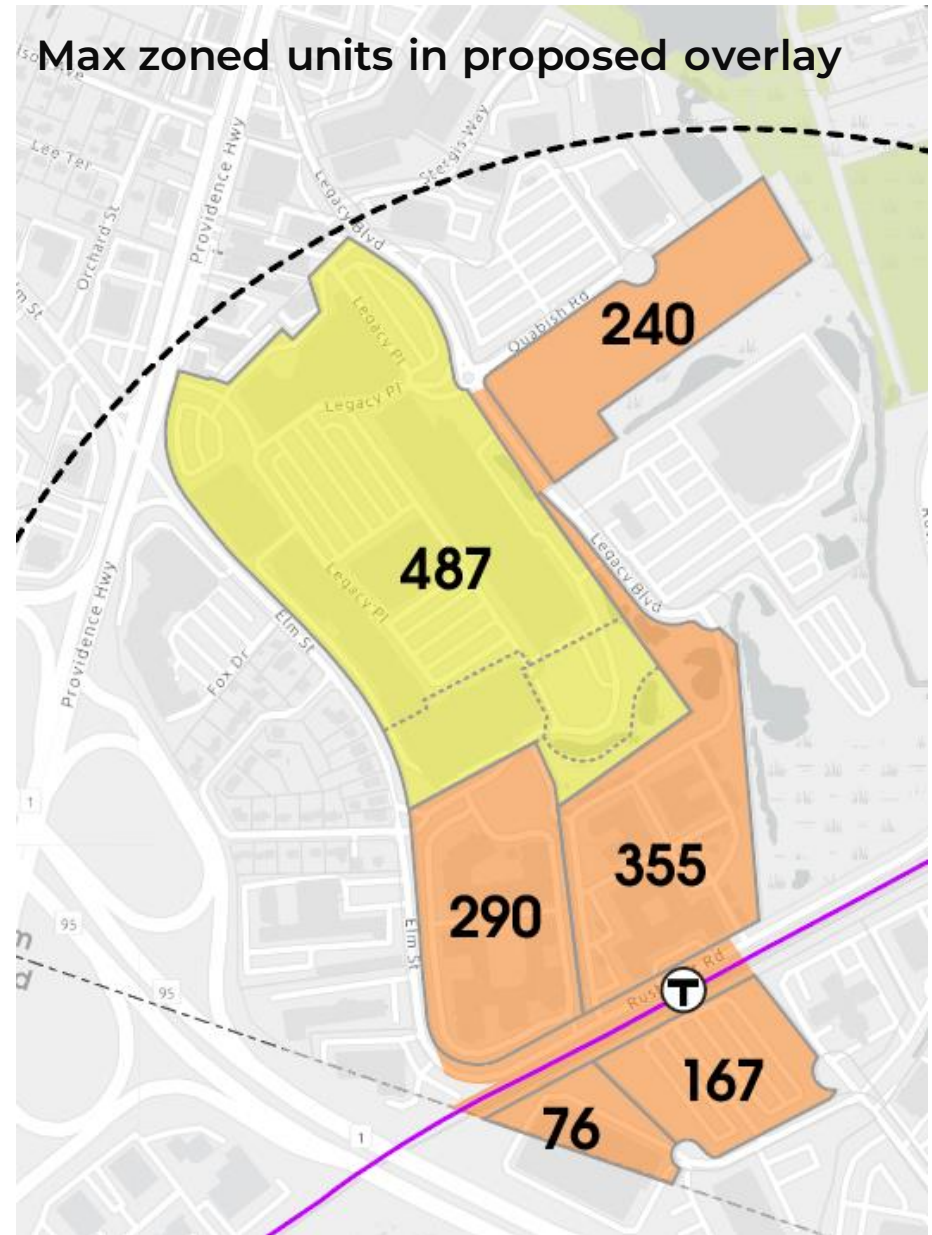
# Chosen compliance scenario: Scenario 1B

1,615 units | 74 acres | Overall density of 22.4 units/acre



INTRODUCTION TO SCENARIO

	Existing use	Units/ Acre	Max zoned units
Higher-density overlay	ExtraSpace Storage	30	76
	MBTA Parking Lot	31	167
	Empty lot at 125 Quabish	30	240
	Jefferson at Dedham Station	30	355
	The Avens	31	290
Min-density overlay	Legacy Place (3 parcels)	15	487
	<b>Total</b>	<b>22.4</b>	<b>1,615</b>





WHY HERE?

## Previous Town plans highlighted TOD potential around Dedham Corporate Center Station.

### 2017 TOD Study:

This area contains most of the elements that one typically considers comprising a functioning, vital neighborhood, but it lacks the neighborhood feel present in other parts of the Town.

Study recommends "examining **appropriate zoning changes for a focused portion of the study area** to facilitate the type of development that will meet the Town's future needs"

### 2009 Master Plan:

"Dedham needs to reassess its land use policies around the Dedham Corporate Center MBTA station for opportunities to encourage higher-density mixed use development, including residential uses"



WHY HERE?

# There is a precedent of higher-density multi-family development near the Dedham Corporate Center station.

There are already 1,147 units built, permitted, or proposed near the Corporate Center Station – **nearly 70% of the required total unit capacity!**

The Avens (formerly The Avalon)  
Near Dedham Corporate Center  
30 units per acre



124 Quabish  
Across from Legacy Place  
37 units per acre



WHY HERE?

# Past and ongoing investments in transit-oriented development help Dedham comply.



COMPLIANCE DETAILS

# How do communities ensure their multi-family district is compliant?

DHCD has provided **standardized GIS data and a compliance model** for communities to use to ensure that communities pursuing compliance are measuring district density and capacity consistently.

The model is built for 175 diverse communities; as a result, not all of its necessary assumptions make sense for a place like Dedham. DHCD describes the model and its outputs as a **"policy tool" rather than an exact estimate.**

Categories	Notes	District #	1	2
District Name		Higher Density		Minumum Density
<b>1. Allowable Residential Building Types</b>				
<p><b>INFO:</b> Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.</p> <p><b>Question Guidance</b></p> <p>Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)</p> <p>If your zoning does not have a maximum, leave this blank and explain.</p> <p>If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.</p>	<p><b>Building type and density</b></p> <p>Three-family? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p> <p>Four-family? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p> <p>Five or more dwelling units per lot? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p>	<p><b>Y/N</b></p> <p><input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p>	<p><b>Y/N</b></p> <p><input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p>	<p><b>Y/N</b></p> <p><input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Please explain your response.</p>
	<p>What is the maximum number of units per lot?</p> <p>No max.</p>	<p>No max.</p>	<p>No max.</p>	<p>No max.</p>
<b>2. Lot Sizes</b>				
<p><b>INFO:</b> Lot size helps determine the number of units that can be built by providing input into the Building Types</p> <p><b>INFO:</b> See note</p> <p><b>Question Guidance</b></p> <p>The size of the minimum lot in this district. If there is no minimum, enter 0.</p> <p>Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those</p> <p><b>Question Guidance</b></p> <p>Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in Section 5: Restrictions on Dwelling Units.</p>	<p><b>Dimensional Standards</b></p> <p>Minimum Lot Size (in square feet) <input type="text" value="43560"/> Value <input type="text"/> Please explain your response.</p> <p>Base Minimum Lot Size (in square feet) <input type="text"/> Value <input type="text"/> Please explain your response.</p> <p>Additional Lot Square Footage by Dwelling Unit (in square feet) <input type="text"/> Value <input type="text"/> Please explain your response.</p>	<p><b>Value</b></p> <p><input type="text" value="43560"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text" value="43560"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text" value="43560"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
	<p><b>Building type and lot size</b></p> <p>Three-family (in square feet) <input type="text"/> Value <input type="text"/> Please explain your response.</p> <p>Four-family (in square feet) <input type="text"/> Value <input type="text"/> Please explain your response.</p> <p>Five or more dwelling units per lot (in square feet) <input type="text"/> Value <input type="text"/> Please explain your response.</p>	<p><b>Value</b></p> <p><input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
<b>3. Restrictions on Building Volume</b>				
<p><b>INFO:</b> Building volume (footprint x height) helps determine the number of units that can be built.</p> <p><b>Question Guidance</b></p> <p>If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.</p>	<p><b>Dimensional Standards</b></p> <p>Building Height (in stories) <input type="text" value="4"/> Value <input type="text"/> Please explain your response.</p>	<p><b>Value</b></p> <p><input type="text" value="4"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text" value="4"/> <input type="text"/> <input type="text"/> <input type="text"/></p>	<p><b>Value</b></p> <p><input type="text" value="4"/> <input type="text"/> <input type="text"/> <input type="text"/></p>
3.a. Height			4	4

COMPLIANCE DETAILS

## How does Scenario 1B fare in the compliance model?

The consultant team has reviewed the model, data, and user guides closely, and has spoken with DHCD about Dedham-specific concerns with the model.

To meet DHCD requirements as measured by the compliance model, Dedham needs to:

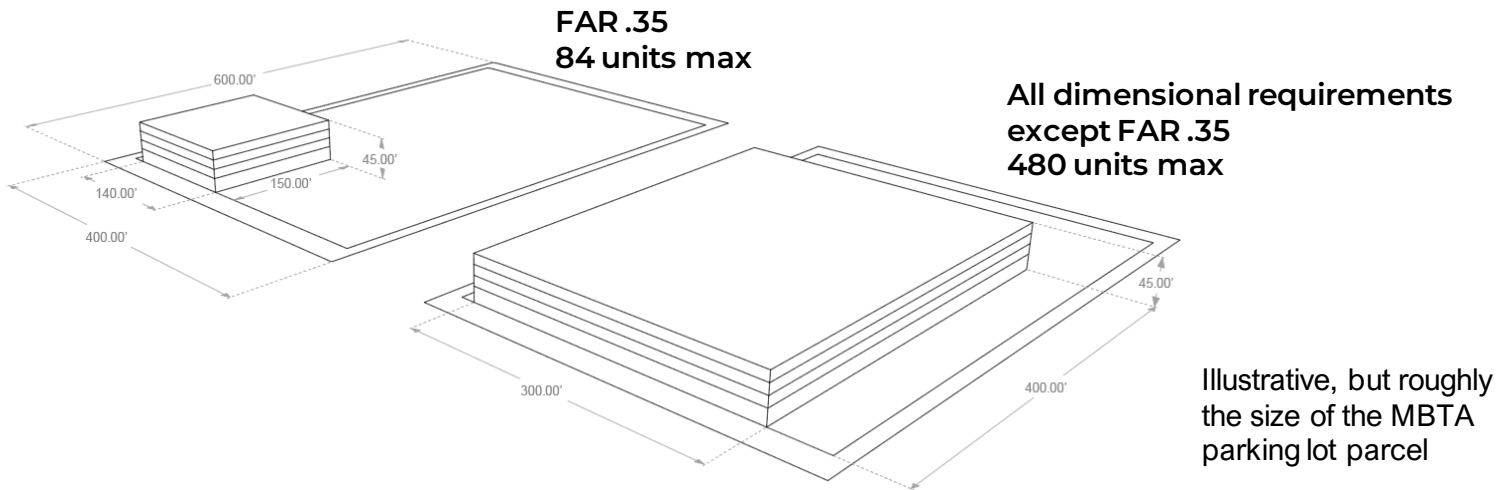
- Change dimensional requirements (FAR, minimum lot size) from underlying zoning, and/or
- Add more parcels to the overlay district

COMPLIANCE DETAILS

# Which underlying dimensional requirements might Dedham need to change to comply?

The lot requirements, setbacks, height requirements, and off-street parking requirements in underlying zone RDO would *not* need to change.

**But Dedham cannot achieve compliance with the underlying FAR of .35.**



COMPLIANCE DETAILS

## Precedent for increasing FAR in Dedham: Dedham's existing mixed-use bylaw has a max FAR of 1.

From Dedham's Mixed-Use Development Bylaw (§ 280-7.4)

A Mixed Use Development in the RDO or HB Zoning District with 12 or more dwelling units shall have maximum lot coverage of 80% and a maximum floor area ratio of 1.0. For purposes of determining compliance with the **FAR of 1.0**, floor area shall be the sum of the floor area in all buildings in the development.

COMPLIANCE DETAILS

# Existing FAR of The Avens is 1.1

Buildable land area, square feet	413,545
Building footprint, square feet	113,937
Gross area, square feet	455,749
FAR	1.1





COMPLIANCE DETAILS

# 124 Quabish (entitled) FAR is .959

294 units

8 Acres

FAR: .959

Lot Coverage: 27%



COMPLIANCE DETAILS

## Residences at the Dior's FAR is .83

48 units

56,318 sq. ft.

FAR: .83

Lot Coverage: 33%



COMPLIANCE DETAILS

## Proposed adjustment:

Increase FAR in the higher-density overlay to at least .7, with a maximum unit density of about 30 units/acre.

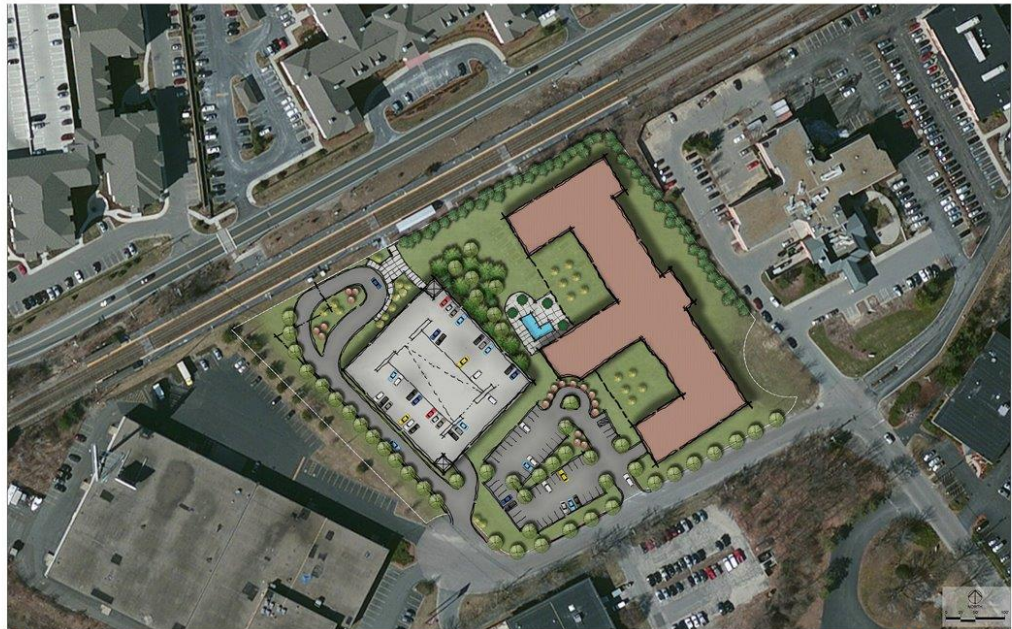
Could increase FAR up to 1 while still capping maximum unit density at 30 units/acre.

	Existing use	Units/ Acre	Max zoned units
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	Total	22.4	1,615 <sub>9</sub>

COMPLIANCE DETAILS

# Other compliance model consideration

- Dedham will need to request an exception for MBTA parcel, as the model currently excludes it as non-housing public land, but the team received encouraging response from DHCD that we can justify inclusion by submitting RFP and bid



 Stantec  
Planning and Landscape Architecture P.C

DEDHAM CORPORATE CENTER PARKING LOT  
85 ALLIED DRIVE, DEDHAM MA

 NATIONAL DEVELOPMENT  
Proposed Site Plan - 07.25.2016

# Next steps

Immediate next steps:

- Town of Dedham to submit **action plan**, achieving interim compliance but not committing to long-term compliance
- Stantec to submit **report** in February 2023

If the Town wants to move forward with compliance:

- Town will develop **overlay language and map amendment** (already in progress)
- Town will **submit language, map, and calculator output** to DHCD
- Deadline for zoning adoption and submission of materials: 12/31/2024